A BINDING SITE PLAN

A PORTION OF THE SE 1/4, OF THE NW 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS BINDING SITE PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, HEREBY WAIVE AND RELEASE, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER AGAINST THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS, INCLUDING THOSE WHICH MAY RESULT FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER, INCLUDING THOSE RESULTING FROM ALTERATIONS OF THE GROUND SURFACE, VEGÉTATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE LAND HEREBY SUBDIVIDED OR FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HERBY SUBDIVIDED, WHETHER BROUGHT BY THE UNDERSIGNED OWNERS OR A THIRD

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH

N WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS	S.		
BLUE FERN DEVELOPMENT, LLC			
3Y:			
TS:			
ACKNOWLEDGEMENTS			
STATE OF WASHINGTON)) SS. COUNTY OF KING)			
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON FERN DEVELOPMENT, LLC.	, BY	AS THE	OF BLUE
DATED :			
PRINT NAME			
NOTARY PUBLIC FOR THE STATE OF WASHINGTON			

RESTRICTIONS/NOTES

MY COMMISSION EXPIRES: _____

- 1. ANY DEVELOPMENT OF THE SUBJECT PROPERTY MUST BE IN CONFORMANCE WITH THIS BINDING SITE
- 2. ALL DEVELOPMENT OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY BE AMENDED. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE (1) OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATION HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST.
- THE ______ HOMEOWNERS ASSOCIATION (H.O.A.) WAS ESTABLISHED WITH THE SECRETARY OF STATE ON ______, 2022.

VICINITY MAP

SCALE 1:1000 NW CHMAN BLVD ĭ NW LOCUST ST 은 章 NM HOLLY ST

SHEET INDEX

- PROJECT BOUNDARY AND EXISTING EASEMENTS
- LOT AND TRACT DIMENSIONS, EASEMENTS AND SETBACKS PROPOSED IMPROVEMENTS EXHIBIT

TNT/	COLINIAN		$\Delta \mathbf{E}$	ASSESSMENTS
IIVLT	C.C.L.IN I I	IJP.PARIMP.NI	\ <i>I</i> F	A D D D M C L N L D

EXAMINED AND AFFROVED THIS DAT OF, 2022.	
KING COUNTY DEPARTMENT OF ASSESSMENTS	
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR	
ACCOUNT NUMBERS: 884430-0026, 884430-0027, 884430-0030, 884430-0031, 884430-0	0032 AND 884430-0033
CITY OF ISSAQUAH LAND DEVELOPMENT MANAG	ER
EXAMINED AND APPROVED THIS DAY OF, 2022.	

CITY OF ISSAQUAH PLANNING AND ENGINEERING

EXAMINED	AND	APPROVED	THIS	 DAY	OF	 2022.

EVAMINED AND ADDROVED THIS DAY OF

RECORDING CERTIFICATE	
FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH, THIS DAY OF	20,
AT MINUTES PAST M AND RECORDED IN VOLUME OF CONDOMINIUMS, PAGES	THROUGH
RECORDS OF KING COUNTY, WASHINGTON.	
DIVISION OF RECORDS AND ELECTIONS	

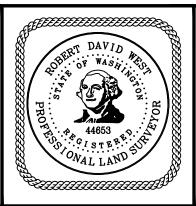
SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF TOWNS ON 7TH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING

ROBERT DAVID WEST PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 44653 CORE DESIGN, INC. 12100 NE 195TH ST, SUITE 300 BOTHELL, WA 98011 PHONE: (425) 885-7877

MANAGER

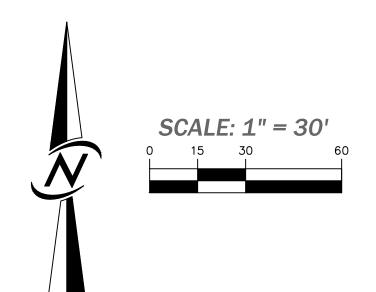




CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 21416



TOWNS ON 7TH

A BINDING SITE PLAN

A PORTION OF THE SE 1/4, OF THE NW 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SURVEY NOTES

- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-3983712 DATED AUGUST 3, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE REPORT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 3, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2021.
- 3. PROPERTY AREA = 57,612± SQUARE FEET (1.3225± ACRES).
- 4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- 5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- 5. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS
 BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

LEGAL DESCRIPTION

PARCELS 884430-0030, 884430-0031, 884430-0032 AND 884430-0033:

LOTS 1, 2, 3 AND 4, CITY OF ISSAQUAH SHORT PLAT NO. SP-94-03, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 9407121806, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

PARCEL 884430-0026:

LOT 1, KING COUNTY SHORT PLAT NO. 376102, ACCORDING TO THE SHORT PLAT THEREOF RECORDED UNDER RECORDING NUMBER 7607090830, RECORDS OF KING COUNTY, WASHINGTON;

LESS NEWPORT WAY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 884430-0027:

LOT 2, AND THE EAST 15 FEET OF LOT 3, KING COUNTY SHORT PLAT NO. 376102, ACCORDING TO THE SHORT PLAT THEREOF RECORDED UNDER RECORDING NUMBER 7607090830, RECORDS OF KING COUNTY, WASHINGTON;

LESS NEWPORT WAY;

(ALSO KNOWN AS LOT B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. LLA 86-03, RECORDED UNDER RECORDING NUMBER 8609150845, RECORDS OF KING COUNTY, WASHINGTON.)

BASIS OF BEARINGS

N89°21'39"E BETWEEN THE FOUND REBAR AND CAPS AT THE PROPERTY CORNERS ON THE NORTH LINE OF SHORT PLAT PER REF. 1.

REFERENCES

- . CITY OF ISSAQUAH SHORT PLAT NO. SP-94-03, RECORDED UNDER RECORDING NUMBER 9407121806, RECORDS OF KING COUNTY, WASHINGTON.
- 2. KING COUNTY SHORT PLAT NO. 376102, RECORDED UNDER RECORDING NUMBER 7607090830, RECORDS OF KING COUNTY, WASHINGTON.

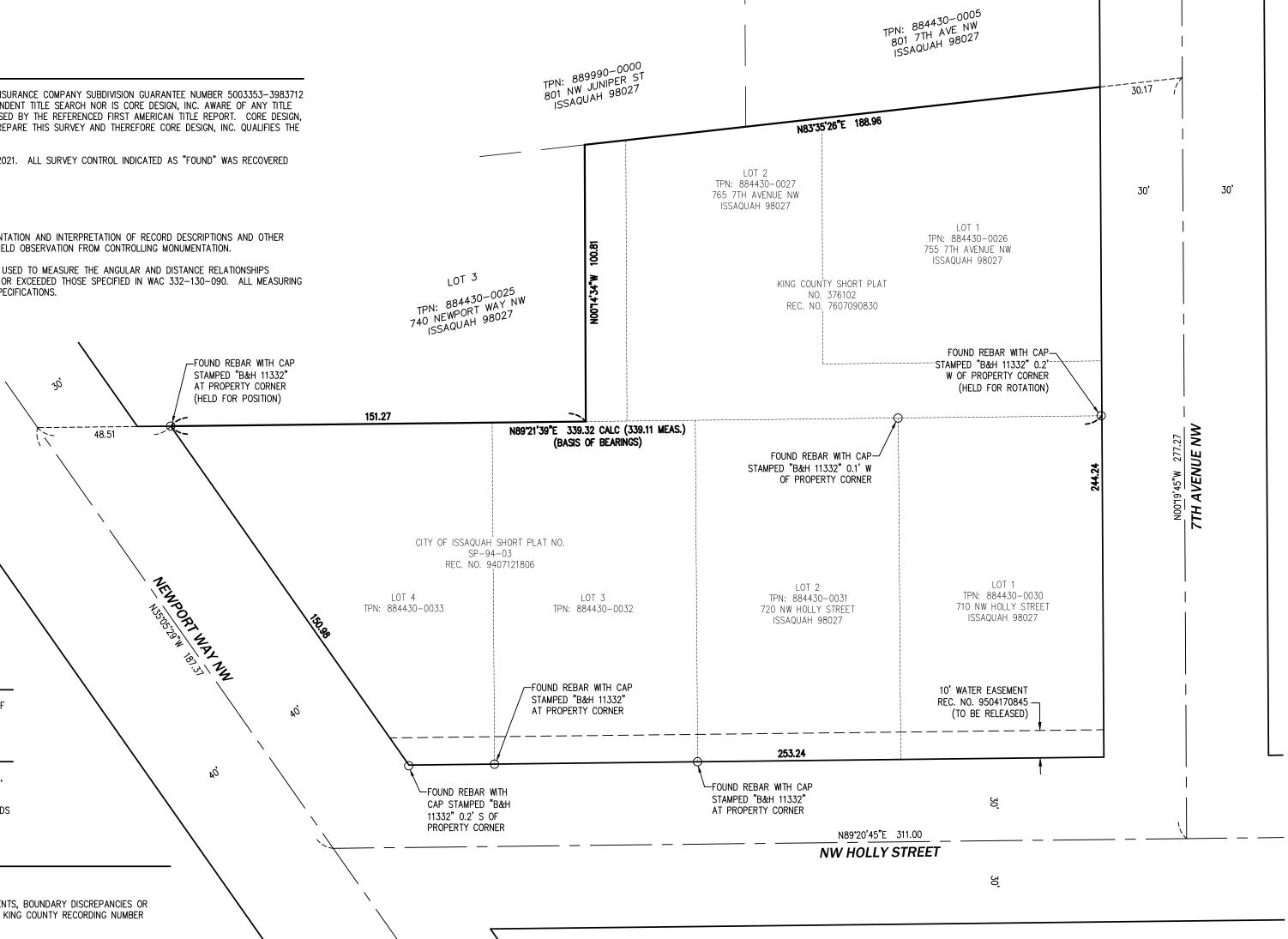
EXCEPTIONS CONTAINED IN TITLE

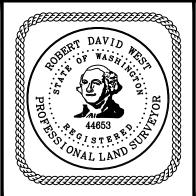
PARCELS 884430-0030, 884430-0031, 884430-0032 AND 884430-0033:

- 1. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9407121806. (NOTED HERE)
- 2. THIS SITE IS SUBJECT TO A WATER LINE EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9504170845. (SHOWN HEREON)

PARCELS 884430-0026 AND 884430-0027:

- 1. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7607090830. (NOTED HERE)
- 2. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8609150845. (NOTED HERE)
- 3. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9610149005. (NOTED HERE)
- 4. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20080506900003. (NOTED HERE)







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JOB NO. 21416

